

Delinquent Loans

The Delinquent Loans menu provides access to FHA Connection delinquent loan reporting functions. HUD/FHA requires lenders to report all FHA Single Family mortgages that are 90 or more days overdue, i.e., delinquent. The reported information provides HUD with an up-to-date account of the status and trends of HUD-insured mortgages and is used to monitor default and foreclosure rates. In addition, the Social Security Numbers of reported delinquent borrowers are passed to HUD's Credit Alert Interactive Voice Response System (CAIVRS) which is used to determine mortgagor eligibility for HUD-insured mortgages.

Every month, lenders are required to report new delinquent loan cases and update any previously reported cases that have had a change in Mortgage Status. Monthly reporting continues on each delinquent loan until the Mortgage Status indicates reporting requirements are fulfilled, e.g., loan paid in full, property conveyed to HUD, etc.

All HUD-approved lenders, regardless of size, may use the FHA Connection for the monthly reporting of delinquent loan status. However, because the FHA Connection requires that lenders report and update each loan separately, larger portfolio lenders may want to reserve the FHA Connection for exception reporting or for the validation of data previously reported via electronic data interchange (EDI). (See Mortgage Letter 99-9 for details on electronic data reporting.)

The following three functions are available on the FHA Connection Delinquent Loans menu:

Delinquent Loan Reporting Registration allows lenders to register with HUD's Single Family Default Monitoring System (SFDMS). Registration must be completed before reporting delinquent loans via the FHA Connection. Upon registering lender ID, contact information, and principal servicing office, lenders receive monthly mailings of HUD's Monthly Delinquent Loan Report (TS 824).

Delinquent Loan Reporting allows registered users to report and update information on cases with mortgage loans that are 90 or more days delinquent. The initial information for each case is entered once. Once the delinquent loan case report is initiated, it can be retrieved later for viewing and/or update. Reported delinquent loan cases appear in the Monthly Delinquent Loan Report.

Delinquent Loan Status Request allows registered users to view a list of Mortgage Status codes and corresponding dates previously reported on a delinquent loan case. The 20 most recent reported monthly status updates for the case are displayed.

Obtaining Delinquent Loan Information

Delinquent loan information is initially collected on form HUD-92068-A. Once reported via the FHA Connection, it can be retrieved for updates or Case Status Review. Delinquent loan case information remains on the FHA Connection Single Family Default Monitoring System (SFDMS) for 12 months after reporting has concluded. Previously entered information can be displayed via the Monthly

Delinquent Loan Report page by typing an FHA Case Number in the first field and clicking . If a blank window is returned, no information was found for the case number entered.

Note: If no reporting has occurred on a delinquent loan case within the past 12 months, the case is archived, i.e., removed from the FHA Connection Single Family Default Monitoring System (SFDMS) and stored on a history file. Archived delinquent loan information is not accessible via the FHA Connection.


The following example provides steps for requesting delinquent loan information via the Delinquent Loan Reporting page:

1. Select ***Delinquent Loans*** on the Single Family Servicing menu.
2. Select ***Delinquent Loan Reporting*** on the Delinquent Loans menu.
3. Type the case number assigned to the delinquent loan in the FHA Case Number field. If delinquent loan information was previously entered for the case (and updated within the last 12 months), click to display the previously entered delinquent loan report for the case. If necessary, update existing information and click .


- or -

If no delinquent loan information is returned for the case number, begin a delinquent loan report for the case by completing the remaining fields. Then click .


An example of delinquent loan information retrieved for updates is displayed below in Figure 1.

 Refer to Help links at the top of each page for:

- Business Background (purpose, tasks performed, resources)
- Steps for Processing (detailed instructions on how to enter information and process the case)
- Field Descriptions (each field defined and listed alphabetically or in the order of appearance)
- Help (topic index)

 **Delinquent Loan Reporting Update**

Business Background	Steps for Processing	Field Descriptions	Help
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 **Message: SENDER'S INFORMATION RETRIEVED SUCCESSFULLY**

FHA Case Number

ADP Code **Mortgage Loan No.**

Borrower Last Name **Initials** **Borrower SSN**

Co-Borrower Last Name **Co-Initials** **Co-Borrower SSN**

House No **Street**

City **State** **Zip Code**

First Payment to Principal & Interest	Oldest Unpaid Installment	Mortgage Status Date	Bankruptcy Date	Unpaid Balance
<input type="text" value="06"/> <input type="text" value="01"/> <input type="text" value="2001"/>	<input type="text" value="03"/> <input type="text" value="01"/> <input type="text" value="2003"/>	<input type="text" value="04"/> <input type="text" value="02"/> <input type="text" value="2003"/>	<input type="text"/> <input type="text"/> <input type="text"/>	<input type="text" value="086337"/>

Occupancy Status **Bankruptcy Status**

Mortgage Status

Cause of Default

Figure 1 – Delinquent Loan Reporting Update page